

Subject: 03/22/2016 02:30 PM - Planning and Land Use Management Committee Meeting
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 03/22/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, March 22, 2016

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL 200 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

***** NOTE: ROOM CHANGE FOR THIS MEETING *****

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For

additional information, please contact the Legislative Assistant listed above.

ITEM NO. (1)

[15-1138-S7](#)

Categorical Exemption, Planning and Land Use Management Committee report, Ordinance and Motion (O'Farrell - Busciano) relative to temporary emergency shelters for the homeless throughout the City for the duration of the 2016 El Nino precipitation cycle.

(On March 16, 2016 Council referred the Committee report along with the Motion, back to the Planning and Land Use Management Committee.)

ITEM NO. (2)

[14-1697](#)

Categorical Exemption and related California Environmental Quality Act findings, report from the City Attorney and an Ordinance, relative to amending Sections 91.202, 91.3401, 91.3401.1, 91.3405.2.2, 91.3405.2.2, 91.3405.2.3 and 91.3405.4 of Article I of Chapter IX of the Los Angeles Municipal Code to amend terms, definitions and standards for repair of damaged buildings after a major earthquake in the City of Los Angeles.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (3)

[16-0033](#)

CD 13

CONTINUED FROM 2/9/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5/13/16

Addendum to the Certified Environmental Impact Report for the Target at Sunset and Western Project (No. ENV-2008-1421-EIR), related California Environmental Quality Act (CEQA) finding and Mitigation Monitoring and Reporting Program; Communications from the Los Angeles City Planning Commission (LACPC) and Mayor and Resolution relative to a General Plan Amendment to the Hollywood Community Plan and the Mobility Element of the City's General Plan for the re-designation of Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway – Class II) to a Modified Major Highway – Class II, and Western Avenue between Sunset Boulevard and DeLongpre Avenue from a Modified Avenue I (previously a Major Highway – Class II) to a Modified Major Highway – Class II; Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173749, to establish Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea F, Large Scale Commercial Node designation; Specific Plan Amendment to the SNAP, Ordinance 173749, to change the Subarea Designation of the subject property, from Subarea C to Subarea F; and Appeals filed by: John Dewes, Target Corporation (Representative: Doug Couper, Greenberg Farrow); George Abrahams; Citizen's Coalition Los Angeles (Representative: Richard MacNaughton, Attorney at Law; and Doug Haines on behalf of the La Mirada Avenue Neighborhood Association of Hollywood (Representative: Robert Silverstein, The Silverstein Law Firm), from part of the determination of the LACPC in approving a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 zone, Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential floor area and an increase of over 1,000 average daily trips, Specific Plan Project Permit Compliance with the SNAP, Ordinance 173749, and finding, pursuant to CEQA, that this project was assessed in the Target at Sunset and Western EIR No. ENV-2008-1421-EIR, SCH No. 2010121011 certified on April 3, 2013, and, as provided in the addendum, in the independent judgment of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project, and adopting the proposed Mitigation Monitoring and Reporting Program and the required findings for the Addendum to the EIR; for the demolition of a pre-existing 59,561 square-foot single-story commercial structure, an electrical substation, and a surface parking lot, including

construction of a 194,749 square-foot, multi-tenant commercial structure, approximately 74 feet and four inches high, that includes a 163,862 square-foot retail store (Target), and 30,887 square feet of other smaller retail and food uses, including 458 at grade and above-ground parking spaces, for project located on a 168,869 square-foot lot classified in the C2-1 zone and also located within Subarea C of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP), for property located at 5500, 5510, 5516, 5520, 5526, 5542, 5544 West Sunset Boulevard, 1417, 1431, 1433, 1435, 1437, 1439, 1441 North Western Avenue, 1414 St. Andrews Place, 5505, 5525 West De Longpre Avenue, subject to modified Conditions of Approval.

Applicant: John Dewes, Target Corporation

Representative: Doug Couper, Greenberg Farrow

Case No. CPC-2015-74-GPA-SP-CUB-SPP-SPR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[15-0455](#)

CD 10

Report from Department of City Planning and Resolution relative to the General Plan Amendment amending the land use designation in the Wilshire Community Plan Land Use Map from High Medium Residential and Neighborhood Office Commercial to Regional Commercial, pursuant to Council action of May 12, 2015, for property located at 805-823 South Catalina Street and 806-836 South Kenmore Avenue.

Case No. CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[15-0455-S1](#)

CD 10

CONTINUED FROM 2/23/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 4/8/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC) and an appeal filed by Mike Hakim, Colony Holdings, LLC from the entire determination of the LACPC in disapproving a Zone and Height District change from (Q)C2-1 and R4-2 to R5-2, denial of a Conditional Use for development combining residential and commercial uses in R5 zone when located in a redevelopment project area, denial of the Zoning Administrator's Adjustment to permit a 15-foot side yard along the northern portion of the property parallel to 8th Street and a 15-foot side yard along the southern portion of the property in lieu of the minimum 16-foot side yard required, and disapproving a Site Plan Review for a development project which will result in an increase of 50 or more dwelling units, for a 27-story mixed use building with 269 dwelling units and 7,500 square feet of commercial use, encompassing 322,238 square feet of total floor area, providing 33,046 square feet of common open space and 562 parking spaces, for properties located at 805-823 South Catalina Street and 806-820 South Kenmore Avenue.

Applicant: Mike Hakim, Colony Holdings, LLC

Case No. CPC-2006-8689-GPA-ZC-HD-CU-ZAA-SPR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (6)

[15-1080](#)

CD 1

Mitigated Negative Declaration (MND) and related California Environmental Quality Act (CEQA) findings, East Los Angeles Area Planning Commission (ELAAPC) reports and appeal filed by Clare Marter-Kenyon on behalf of Mount Washington Homeowners Alliance (MWAH) (Representative: Mark Kenyon, MWAH Land Use Committee), brought under California Public Resources Code Section 21151(c) of CEQA, from the determinations of the ELAAPC in adopting the MND (ENV-2013-1931-MND) for the following projects located in the Mount Washington-Glassell Park Specific Plan within the Northeast Los Angeles Plan area: a) Construction of a two-story, 45 feet in height, 2,800 square-foot single-family dwelling with attached garage on 6,016.15 square-foot lot (DIR-2013-1930-SPP-1A), for the property located at 748 North Ganymede Drive; b) Construction of a two-story, 44 feet in height, 2,848 square-foot single-family dwelling with attached garage on 6,192.62 square-foot lot (DIR-2013-1932-SPP-1A), for the property located at 744 North Ganymede Drive; c) Construction of a two-story, 44 feet in height, 2,868 square-foot single-family dwelling with attached garage, on 6,284 square-foot lot (DIR-2013-1933-SPP-1A), for the property located at 738 North Ganymede Drive; d) Construction of a two-story, 41 feet in height, 2,948 square-foot single-family dwelling with attached garage on 6,192.7 square-foot lot (DIR-2013-1934-SPP-1A), for the property located at 732 North Ganymede Drive; and e) Construction of a two-story, 45 feet in height, 2,949 square-foot single-family dwelling with attached garage on 6,403 square-foot lot (DIR-2013-1935-SPP-1A), for the property located at 728 North Ganymede Drive. (At its meeting held on May 13, 2015, the ELAAPC sustained the action of the Director of Planning dated March 13, 2015, subject to modified Conditions of Approval.)

Applicant: John Cambianica, The CBA Partnerships

Case Nos. DIR-2013-1930-SPP-1A
DIR-2013-1932-SPP-1A
DIR-2013-1933-SPP-1A
DIR-2013-1934-SPP-1A
DIR-2013-1935-SPP-1A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (7)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT MATTER JURISDICTION

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials related to an item on this agenda submitted to the committee after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, Room 395, City Hall, Los Angeles, CA 90012 during normal business hours.